



**HOUSING AUTHORITY
of the County of Los Angeles**

700 W. Main Street • Alhambra, CA 91801

Tel: 626.262.4510 • TDD: 855.892.6095 • www.hacola.org

Hilda L. Solis
Mark Ridley-Thomas
Sheila Kuehl
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

**AGENDA
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, JANUARY 21, 2015**

12:00 PM

**NOTE: CHANGE OF LOCATION
NUEVA MARAVILLA HOUSING DEVELOPMENT
MAIN HALL
4919 E. CESAR CHAVEZ AVENUE
LOS ANGELES, CA 90022
(323) 260-2190**

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1. Call to Order

2. Roll Call

James Brooks, Chair
Michelle-Lynn Gallego, Vice Chair
Alma Cibrian Reza
Zella Knight
Val Lerch
Margaret Mott
Henry Porter Jr.

3. Reading and Approval of the Minutes of the Previous Meeting

Regular Meeting of December 17, 2014.

4. Report of the Executive Director

5. Presentations

HACoLA activities to address homelessness in Los Angeles County.

6. Public Comments

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.

Regular Agenda

7. Award a Construction Contract for the South Scattered Sites Exterior Painting Project (District 2)

Recommend that the Board of Commissioners find that the proposed Project is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and record of the project; recommend that the Board of Commissioners approve the Project and adopt the plans and specifications that are on file in the Construction Management Unit of the Community Development Commission for construction of the Project; recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute the Contract and all related documents with Corral Construction & Development Inc., to complete exterior painting at five scattered public housing sites in unincorporated Los Angeles County, following receipt of the approved Faithful Performance and Labor and Material Bonds and insurance filed by the Contractor, and using \$154,080 included in the Housing Authority's approved Fiscal Year 2014-2015 budget; recommend that the Board of Commissioners authorize the Executive Director or his designee, upon his determination and as necessary, to amend the contract, or to terminate the contractor's right to proceed with the performance of the Contract or terminate the Contract; recommend that the Board of Commissioners authorize the Executive Director or his designee to approve Contract change orders not to exceed \$30,816 for unforeseen project costs, using the same source of funds.

8. Housing Commissioners May Provide Comments or Suggestions for Future Agenda Items

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 700 W. Main St., Alhambra, CA 91801. Access to the agenda and supporting documents are also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least (3) business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (626) 586-1501, or by e-mail at roberta.lear@lacdc.org, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

MINUTES FOR THE REGULAR MEETING OF THE

LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, December 17, 2014.

The meeting was convened at HACoLA Headquarters, 700 W. Main St., Alhambra, CA 91801.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Chair, Cibrian Reza, at 12:12 p.m.

ROLL CALL

Present

Absent

Alma Cibrian Reza, Chair	X	
James Brooks, Vice Chair	X	
Michelle-Lynn Gallego	X	
Zella Knight	X	
Val Lerch	X	
Margaret Mott	X	
Henry Porter	X	

PARTIAL LIST OF STAFF PRESENT:

Sean Rogan, Executive Director
Emilio Salas, Deputy Executive Director
Maria Badrakhan, Director, Housing Management

GUESTS PRESENT:

None.

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Lerch, seconded by Commissioner Knight, the Minutes of the Regular Meeting of November 19, 2014 were unanimously approved.

Agenda Item No. 4 – Report of the Executive Director

Deputy Executive Director, Emilio Salas reported the following:

In early 2014, Supervisor Knabe, acting as Chairman of the Board, invited County Departments to submit innovative projects for recognition that demonstrated collaboration between county departments and that resulted in the superior delivery of services to county residents.

Over 100 submittals were made, including the Veteran's One Stop with the Department of Military and Veteran's Affairs acting as the lead agency and several other county departments working collaboratively to provide services at Patriotic Hall for veterans.

On December 3rd HACoLA was invited to attend a luncheon in recognition of being selected as one of the eight finalists Countywide. Although our project was not the grand prize winner, we were honored to be included in this elite group. The project we were involved in included the Registrar Recorder/County Clerk, Department of Military and Veteran's Affairs, Children and Family Services, Community and Senior Services, Mental Health, the public library, Department of Public Social Services (DPSS), and County Human Resources. Our contribution to this one-stop center is the Homeless Section 8 Voucher program.

Mr. Salas noted that on December 8, 2014, HUD released its list of recipients for the additional VASH vouchers for 2014. HACoLA fared better than any other Housing Authority in the country by receiving 125 new vouchers for a total of more than \$1 million in HAP funding. This is in addition to the 132 vouchers totaling \$1.2 million that we were awarded earlier in the year. HUD awarded these vouchers to 15 Public Housing Authorities (PHA's) across the nation. Those awards averaged 29 vouchers per Housing Authority which illustrates just how well we did. The City of Los Angeles was only awarded 32 vouchers. We're not sure why we obtained so many more than the rest, but possibly due to the huge need in Los Angeles coupled with the highly successful lease up in our VASH program which is a testament to the great job being done by our staff.

Mr. Salas stated that recently, Congress narrowly passed a "omnibus" appropriations bill. The \$1.092 trillion spending bill includes 11 of the 12 annual appropriations bills, with the sole exception of the Department of Homeland Security (DHS). Funding was purposely excluded so that next year, the new Congress can formulate a strong response to the president's executive order on illegal immigration. Funding for DHS will be extended at current levels through February 27, 2015.

This omnibus will provide funding through the end of the Federal fiscal year.

Mr. Salas explained that the bill also includes an expansion of the Rental Assistance Demonstration (RAD) program by increasing the number of units from 60,000 to 185,000. HACoLA submitted a RAD application back in December 2013 as a safeguard measure due to the possibility of deeper cuts to Public Housing. The application went nowhere because the cap of 60,000 had already been reached. With the increase to

185,000 units, HACoLA's application will fall within that range; however, we will reassess RAD to determine if it's in the best interest of the Housing Authority to proceed. The Bill did not include the proposal to use Capital Fund (CF) and Operating Fund (OF) interchangeably. Instead, the bill allows PHA's to transfer funds from the CF to the OF for safety and security. This could be an option for HACoLA should the need arise.

At the November, 2014 meeting, Commissioner Knight requested a report on homeless activities in light of the USICH summit in Washington that took place this fall. We will prepare a report for the January, 2015 meeting to highlight our various activities to address homelessness.

The following are dates for holiday events at our sites: South Scattered Sites: 12/17/14, 11am-2pm; Nueva Maravilla: 12/18/14, 5pm-8pm; Harbor Hills: 12/19/14, 3pm-6pm; and Carmelitos: 12/23/14, 5pm-8pm.

Agenda Item No. 5 - Presentations

None.

Agenda Item No. 6 - Public Comments

None.

Regular Agenda

On motion by Commissioner Knight, seconded by Commissioner Brooks and unanimously carried, the following was approved by the Housing Commission:

CONCURRENCE TO AWARD A CONTRACT TO HD SUPPLY FACILITIES MAINTENANCE TO PROVIDE BUILDING MATERIALS, SUPPLIES & SERVICES TO THE HOUSING AUTHORITY (ALL DISTRICTS)

AGENDA ITEM NO. 7

1. Concur with the Board of Commissioners' finding that the approval of the Building Material and Supplies Contract is exempt from the California Environmental Quality Act (CEQA) because the proposed activity will not have the potential for causing a significant effect on the environment.
2. Concur with the Board of Commissioners' approval and authorization for the Executive Director or his designee to execute, amend, and if necessary, terminate a one-year Building Materials, Supplies and Services contract (Contract) with HD Supply Facilities Maintenance, using up to \$850,000 in Housing Authority operating funds included in the Housing Authority's approved Fiscal Year 2014-2015 budget, to be effective following approval as to form by County Counsel and execution by all parties.
3. Concur with the Board of Commissioners' authorization for the Executive Director or his designee to execute amendments to the Contract, following approval as to form by County Counsel, to extend the term for a maximum of two additional years, in one-year increments, with an annual compensation of up to \$850,000, using funds to be requested through the Housing Authority's annual budget approval process.
4. Concur with the Board of Commissioners' authorization for the Executive Director or his designee to amend the Contract, modify the scope of work, and increase the annual compensation by up to \$85,000 (10%) as needed for unforeseen costs.

On motion by Commissioner Lerch, seconded by Commissioner Gallegos and unanimously carried, the following was approved by the Housing Commission:

**AWARD A CONSTRUCTION CONTRACT TO M.L. CONSTRUCTION FOR
THE CONSTRUCTION AND INSTALLATION OF TWO NEW ADA
ELEVATORS AND DECOMMISSIONING OF TWO EXISTING
ELEVATORS AT THE LANCASTER HOMES MULTIFAMILY SENIOR
HOUSING DEVELOPMENT (DISTRICT 5)**

AGENDA ITEM NO. 8

1. Recommend that the Board of Commissioners find that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and record of the project.
2. Recommend that the Board of Commissioners approve the project and adopt the plans and specifications that are on file in the Construction Management Unit of the Community Development Commission for construction of the project.
3. Recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute the Contract and all related documents with M.L. Construction, in the amount of \$1,379,000, to construct and install two new ADA elevators, decommission two existing elevators, and complete associated work at the Lancaster Homes multifamily senior housing development, following receipt of the approved Faithful Performance and Labor and Material Bonds and insurance filed by the Contractor.
4. Recommend that the Board of Commissioners authorize the Executive Director or his designee, upon his determination and as necessary, to amend the contract, to terminate the contractor's right to proceed with the performance of the Contract, or to terminate the Contract.
5. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve Contract change orders not to exceed \$275,800 for unforeseen project costs, following approval as to form by County Counsel.
6. Recommend that the Board of Commissioners authorize the Executive Director or his designee to incorporate up to \$1,654,800 in previously authorized Commission General Fund loan proceeds into the Housing Authority's approved Fiscal Year 2014-2015 budget for the purposes described above.

On motion by Commissioner Porter, seconded by Commissioner Brooks and unanimously carried, the following was approved by the Housing Commission:

**APPROVAL OF THE HOUSING COMMISSION 2015 MEETING SCHEDULE
(ATTACHMENT A)
AGENDA ITEM NO. 9**

The following was approved by the Housing Commission:

**ELECTION OF CHAIR AND VICE CHAIR 2015
AGENDA ITEM NO. 10**

On Motion by Commissioner Porter, seconded by Commissioner Lerch and unanimously carried, Commissioner Brooks was elected Chair and will assume office at the January 21, 2015 meeting.

On Motion by Commissioner Porter, seconded by Commissioner Knight and unanimously carried, Commissioner Gallegos was elected Vice-Chair and will assume office at the January 21, 2015 meeting.

Agenda Item No. 11 – Housing Commissioner Comments and Recommendations for Future Agenda Items

Commissioner Lerch congratulated the new 2015 Chair and Vice Chair and wished happy holidays to all. He stated that it was a pleasure being here and thanked everyone.

Commissioner Knight noted that she appreciated Commissioner Cibrian Reza's leadership and extends a blessed holiday wish to all families. Everyone is appreciated.

Commissioner Brooks congratulated Commissioner Cibrian Reza on her successful year. He wished everyone a happy holiday season and noted the background workers need appreciation too. He is happy to be a part of this team and working with everyone.

Commissioner Gallegos thanked Commissioner Cibrian Reza for the wonderful year. Thanks for the Vice-Chair position for 2015 and stated she always looks forward to this time of year. She said that she was thankful for background information on the different issues presented. Also, the holiday season is a hard time for some people; think about them too and try to celebrate with non-materialistic things.

Commissioner Porter congratulated the leadership and staff of CDC; the many awards make it evident of the hard work and leadership to ensure there is decent, clean, affordable housing for all. Congratulations to the new 2015 Chair and Vice-Chair and

thanks to Commissioners Cibrian Reza and Brooks for their 2014 positions. Happy Holidays to all.

Commissioner Mott agreed and supported all comments. Congratulations to both 2014 and 2015 Chair and Vice-Chair. She was glad to be involved and best wishes to all. Commissioner Mott requested a holiday calendar of events at the housing development sites.

Commissioner Cibrian Reza thanked everyone for letting her have the privilege to serve as 2014 Chair. She congratulated staff for all that was accomplished this year and the families that are being served. She noted that the Family Self-Sufficiency (FSS) Program is amazing and she wishes everyone a happy holiday season.

On Motion by Commissioner Brooks, seconded by Commissioner Cibrian Reza, the Regular Meeting of December 17, 2014 was adjourned at 1:08 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Sean Rogan", is written over a horizontal line.

SEAN ROGAN
Executive Director
Secretary--Treasurer

HOUSING COMMISSION
2015 Meeting Schedule
12:00 noon

ATTACHMENT A

<u>Date</u>	<u>Site</u>	<u>Address/ Telephone #</u>	<u>District</u>	<u>Description</u>
January 21	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 586-1504	N/A	N/A
February 25	Francisquito Villas	14622 Francisquito Avenue La Puente, CA 91746 (626) 960-7207	1 st	88 Units of Senior Housing
March 25	South Bay Gardens	230 E. 130 th Street Los Angeles, CA 90061 (323) 357-3157	2 nd	100 Units of Senior Housing
April 22	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 586-1504	N/A	N/A
May 27	Foothill Villa	2423 Foothill Blvd. La Crescenta, CA 91214 (661) 255-5818	5 th	62 Units of Senior Housing
June 24	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 586-1504	N/A	N/A
July 22	Westknoll Apartments	838 N. Westknoll Drive West Hollywood, CA 90069 (323) 653-3090	3 rd	133 Units of Senior Housing
August 26	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 586-1504	N/A	N/A
September 23	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 586-1504	N/A	N/A
October 28	Carmelitos	851 Via Carmelitos Long Beach, CA 90805 (562) 423-5464	4 th	155 Units of Senior Housing
November 18	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 586-1504	N/A	N/A
December 16	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 586-1504	N/A	N/A

REVISED 1/9/15

HOUSING COMMISSION
2015 Meeting Schedule
12:00 noon

ATTACHMENT A

<u>Date</u>	<u>Site</u>	<u>Address/ Telephone #</u>	<u>District</u>	<u>Description</u>
January 21	Maravilla	4919 E. Cesar Chavez Ave., Los Angeles, CA 90022 (323) 260-2190	1 st	504 Units of Family/Senior Housing
February 25	Francisquito Villas	14622 Francisquito Avenue La Puente, CA 91746 (626) 960-7207	1 st	88 Units of Senior Housing
March 25	South Bay Gardens	230 E. 130 th Street Los Angeles, CA 90061 (323) 357-3157	2 nd	100 Units of Senior Housing
April 22	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 586-1504	N/A	N/A
May 27	Foothill Villa	2423 Foothill Blvd. La Crescenta, CA 91214 (661) 255-5818	5 th	62 Units of Senior Housing
June 24	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 586-1504	N/A	N/A
July 22	Westknoll Apartments	838 N. Westknoll Drive West Hollywood, CA 90069 (323) 653-3090	3 rd	133 Units of Senior Housing
August 26	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 586-1504	N/A	N/A
September 23	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 586-1504	N/A	N/A
October 28	Carmelitos	851 Via Carmelitos Long Beach, CA 90805 (562) 423-5464	4 th	155 Units of Senior Housing 558 Units of Family Housing
November 18	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 586-1504	N/A	N/A
December 16	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 586-1504	N/A	N/A

Housing Authority - County of Los Angeles

January 21, 2015

FOR YOUR INFORMATION ONLY

TO: Housing Commissioners

FROM: Margarita Lares, Director
Assisted Housing Division

RE: **FSS PROGRAM UPDATE – JANUARY 2015**

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Housing Choice Voucher Program Participants achieve economic independence and self-sufficiency.

ACTIVITIES

NUMBER CURRENTLY ENROLLED	586	As of January 1, 2015
NEW ENROLLMENTS	4	FSS Participants Enrolled
CONTRACTS EXPIRED	1	FSS Contracts Expired
DIRECT ASSISTANCE REFERRALS	329 54 748 2 5 3 1 90 84 667 1	Workforce Centers Home Ownership Program/Seminars/workshops Job referrals Educational/Vocational Services Credit Repair Services Financial Literacy Individual Deposit Accounts (IDA) Transportation Assistance Health & Food Services Other Social Services Youth Services
OUTREACH & COMMUNITY EVENT	172 200	Families served at the 10th Annual Holiday Event with over 1,000 toys, books, CDs, gift cards and other presents distributed to Family Self Sufficiency households Children referred to the Ontario Mills Toys "R Us Christmas event.
GRADUATIONS Pending Graduations	2	Requests to Graduate received

If you have any questions, please feel free to contact me at (626) 586-1671.

ML:MP:dt

Attachment

FAMILY SELF-SUFFICIENCY (FSS) GLOSSARY OF TERMS

Listed below are brief descriptions of each category in the monthly FSS Report.


1. **Number Currently Enrolled** – Current number enrolled on the FSS program as of the date the FSS Report is presented.
2. **New Enrollments** - The number of Participants enrolled in the FSS program with an effective date on the month the FSS Report is presented.
3. **Contract Expired** – The number of participant contracts that expired at the end of the month prior to the FSS Report presented.
4. **Direct Assistance Referrals** – Referrals sent to FSS participants based on their requests and or the participant's goals needed to be accomplished prior to successfully completing the program.
5. **Outreach and Community Events** – Information that was shared with FSS participants and or events or meetings the FSS Coordinators attended.
6. **Graduations** – FSS participants that graduated last month.
7. **Pending Graduations** – FSS participants who have requested to graduate and are pending review of successful completion of goals.


Community Development Commission

FOR YOUR INFORMATION ONLY

January 9, 2015

TO: Terry Gonzalez, Deputy Executive Director
Community Development Commission

FROM:  Scott Stevenson, Director
Community Development Division

Geoffrey Siebens, Assistant Director
Construction Management Unit 

SUBJECT: CONTRACT STATUS REPORT

Attached for your signature is the quarterly Contract Status Report.

This report is submitted, on a quarterly basis, to provide the Housing Commission with an update on all projects exceeding \$50,000.

If you have any questions, please call me at (626) 586-1792 or Geoffrey Siebens, Assistant Director, at (626) 586-1792.

SS:GS:lv

K:\CM COMMON\CMU Correspondence\Contract Status Report Memo 1.8.15.doc

Attachment

Contract Status Report

Project Filter Options
 Program: All Programs
 Department: All Departments
 Dev. Stage: All Stages
 District: All Distr.

Proj. Manager: All Managers
Team Member: All Team Members
Fund Source: All Funds

District	Project Name	Contractor Name	Original Contract Amount	Current Contract Amount	% Chg Orders	Approved Payments	% Compl	Status	Pending Action / Forecast
1 st	JOC #16 - Nueva Maravilla Housing Development Tracker #: TP003917	Access Pacific	\$74,468	\$74,468	0%	\$53,098	71%		The contractor installed the new wires on both the north and south pump locations. Targeting to have the breaker issue resolved by 1/16/15.
1 st	Nueva Maravilla (Rosas) Landscape - New Tracker #: TP003700	Mackone Development Inc.	\$306,554	\$344,102	12%	\$338,388	98%		Labor Compliance reviewed and approved final payments.
2 nd	JOC #16 - South Scattered Sites Burned Unit Rehab Tracker #: TP003901	Access Pacific	\$75,193	\$75,193	0%	\$0	0%		Executed the modification for the electrical engineer and the electrical repairs. The electrical engineer will start the design and coordinate with the inspector.
3 rd	Palm Apartments Unit Flooring Replacement Tracker #: TP003903	Access Pacific	\$429,637	\$429,637	0%	\$214,818	50%		Construction in progress.
4 th	Carmelitos Balconies - Phase II Tracker #: TP003644	Torres Construction	\$744,465	\$779,405	5%	\$779,405	100%		Phase II-Torres JOC Contractor. Work completed for balconies at Michigan, Delaware, Virginia and Rhode Island West Buildings and East courtyards access circulation walkways. Close out docs completed and retention payment made.
4 th	JOC #16 - Carmelitos Burned Unit Rehab Tracker #: TP003900	Access Pacific	\$77,451	\$77,451	0%	\$74,773	97%		The project is completed and signed off by HM. WIC Certification is needed to close out the project.
4 th	JOC #16 - Carmelitos Burned Unit Rehab Tracker #: TP003900	Access Pacific	\$7,129	\$7,129	0%	\$7,129	100%		Abatement was required due to positive test results.
4 th	JOC #16 - Carmelitos Burned Unit Rehab Tracker #: TP003900	Access Pacific	\$13,924	\$13,924	0%	\$11,139	80%		Cabinets had to be replaced.
4 th	JOC #16 - Harbor Hills Site Drainage Tracker #: TP003244	Access Pacific	\$185,817	\$185,817	0%	\$86,156	46%		JOC-Contractor Access Pacific 60% completed at area by Court 700 and 600. Access Pacific recovery schedule shows completion date November 28, 2014.
4 th	JOC #17 - Carmelitos Senior Balconies(Phase III) Tracker #: TP003891	Torres Construction	\$792,218	\$792,218	0%	\$680,162	86%		Torres Construction working west courtyard (100%), and California, Nevada, New Mexico, and Colorado (85%).
5 th	Lancaster AC and Roof Replacement Tracker #: TP003878	Torres Construction	\$1,190,000	\$1,412,683	19%	\$1,362,241	96%		Torres Construction to finish construction by April 2015. Need to repair separation walls for final inspections.
TOTALS:			\$3,038,160	\$3,132,027		\$2,604,464			\$527,563



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of the County of Los Angeles**

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**Hilda L. Solis
Mark Ridley-Thomas
Sheila Kuehl
Don Knabe
Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

January 21, 2015

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
700 West Main Street
Alhambra, California 91801

Dear Commissioners:

**AWARD A CONSTRUCTION CONTRACT FOR THE SOUTH SCATTERED
SITES EXTERIOR PAINTING PROJECT
(DISTRICT 2)**

SUBJECT

This letter recommends award of a Construction Contract (Contract) to Corral Construction & Development Inc. for exterior painting, including all accessories and associated work, at five scattered public housing sites in unincorporated Los Angeles County.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners find that the proposed Project is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and record of the project.
2. Recommend that the Board of Commissioners approve the Project and adopt the plans and specifications that are on file in the Construction Management Unit of the Community Development Commission for construction of the Project.
3. Recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute the Contract and all related documents with Corral Construction & Development Inc., to complete exterior painting at five scattered public housing sites in unincorporated Los Angeles County, following receipt of the approved Faithful Performance and Labor and Material Bonds and insurance filed by the

Contractor, and using \$154,080 included in the Housing Authority's approved Fiscal Year 2014-2015 budget.

4. Recommend that the Board of Commissioners authorize the Executive Director or his designee, upon his determination and as necessary, to amend the contract, or to terminate the contractor's right to proceed with the performance of the Contract or terminate the Contract.
5. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve Contract change orders not to exceed \$30,816 for unforeseen project costs, using the same source of funds.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to award a Contract for exterior painting, including all accessories and associated work, at five scattered public housing sites in unincorporated Los Angeles County.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The Housing Authority will fund the improvements with \$154,080 in Community Development Block Grant (CDBG) funds allocated to the Second Supervisorial District by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2014-2015 budget.

A 20% contingency, in the amount of \$30,816, is being set aside for unforeseen costs using the same source of funds. This contingency is recommended because exterior painting often involves damage that extends further than initially identified in the scope of work.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The five scattered public housing sites in unincorporated Los Angeles County consist of 40 housing units (provided in Attachment B). The scope of work for this Contract includes painting of the exterior of the buildings, stucco and plaster surfaces, masonry block walls, brick surfaces, gates, entry doors, storage rooms, window and door trims, trellis, gutters and downspouts, flashings, exposed beams and rafters, light posts, and mail boxes; corrugated roof replacement in the carport area; gutters and downspouts installation; and exterior stair wood repairs as needed, including all accessories and associated work.

The improvements are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles.

Instead, Corral Construction & Development Inc. has been determined a Section 3 Business Concern and will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

CONTRACTING PROCESS

On September 8, 2014, the Housing Authority initiated an outreach to identify a contractor to complete the work at the subject property. Invitations for Bids were mailed to 334 contractors identified from the Housing Authority's vendor list. Advertisements also appeared in one local newspaper, and on the County WebVen and CDC websites.

On October 23, 2014, 10 bids were received and formally opened. The lowest bidder, Color New Co., submitted a letter to withdraw its bid on October 24, 2014 due to a clerical error with respect to the bid amount. The second lowest bidder, Corral Construction & Development Inc., was determined to be the responsive and responsible bidder, and is being recommended for the Contract award.

The Summary of Outreach Activities is provided as Attachment A.

ENVIRONMENTAL DOCUMENTATION

Pursuant to 24 Code of Federal Regulation, Part 58, Section 58.35 (a) (3)(ii), this project is excluded from the National Environmental Policy Act because it involves activities that will not alter existing environmental conditions. It is categorically exempt from the provisions of CEQA. The project, painting of the exterior of five scattered public housing sites in unincorporated Los Angeles County including stucco and plaster surfaces, masonry block walls, brick surfaces, gates, entry doors, storage rooms, window and door trims, trellis, gutters and downspouts, flashings, exposed beams and rafters, light posts, mail boxes; corrugated roof replacement; gutters and downspouts installation; and exterior stair wood repairs as needed, including all accessories and associated work is within a class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 of the CEQA Guidelines and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, the project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project records.

IMPACT ON CURRENT PROJECT

The award of the Contract will complete the exterior painting, including all accessories and associated work, of five various scattered public housing sites in unincorporated

Honorable Housing Commissioners
January 21, 2015
Page 4

Los Angeles County and allow the Housing Authority to continue providing residents with decent, safe and sanitary living conditions.

Respectfully submitted,



SEAN ROGAN
Executive Director

Enclosures

ATTACHMENT A

Summary of Outreach Activities

On September 8, 2014, the following outreach was initiated to identify a contractor to complete the exterior painting, including all accessories and associated work, at five scattered public housing sites in unincorporated Los Angeles County.

A. Newspaper Advertising

Announcements appeared in the following local newspaper:

Los Angeles Times

An announcement was also posted on the County WebVen and CDC websites.

B. Distribution of Bid Packages

The Housing Authority's vendor list was used to mail out Invitations for Bids to 334 contractors, of which 178 identified themselves as businesses owned by minorities or women (private firms which are 60 percent owned by minorities or women, or publicly-owned businesses in which 56 percent of the stock is owned by minorities or women). As a result of the outreach, eighty-four contractors downloaded the bid package.

C. Pre-Bid Conference and Site Walk

On October 7, 2014, a mandatory pre-bid conference and site walk was conducted. Seventeen firms were in attendance.

D. Bid Results

On October 23, 2014, a total of 10 bids were received and publicly opened.

The bid result was as follows:

<u>Engineers' Estimate</u>	\$150,000
<u>Company</u>	<u>Bid Amount</u>
Color New Co.	\$112,000
Corral Construction & Development Inc.	\$154,080
Omega Construction Co. Inc.	\$168,661.90
CTG Construction, Inc.	\$177,962.50
Fix Painting Co.	\$180,564
Pacific Contractors Group, Inc.	\$186,200

ENL Services, Inc.	\$213,960
Prime Painting	\$223,500
Everlst Builders, Inc.	\$273,000
Piana Construction & Painting, Inc.	\$277,000

E. Minority/Female Participation – Selected Contractor

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Corral Construction & Development Inc.	Minority	Total: 21 6 Minorities 1 Women 100% Minorities 17% Women

F. Minority/Women Participation - Firms Not Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Omega Construction Co. & Construction	Woman Business	Total: 12 8 Minorities 1 Women 67% Minorities 8% Women
CTG Construction Inc.	Non-Minority	Total: 15 1 Minorities 3 Women 7% Minorities 20 % Women
Fix Painting	Non-Minority	Total: 6 2 Minorities 0 Women 33% Minorities 0% Women
Pacific Contractors Group Inc.	Minority	Total: 10 10 Minorities 0 Women 100% Minorities 0% Women
ENL Service Inc.	Minority	Total: 14 5 Minorities 0 Women

		36% Minorities 0% Women
Prime Painting Contractors	Non-Minority	Total: 15 10 Minorities 2 Women 67% Minorities 13% Women
Everlast Builders, Inc. Corporation	Non-Minority	Total: 16 14 Minorities 1 Women 88% Minorities 7% Women
Piana Construction & Painting Inc.	Woman Business	Total: 7 6 Minorities 1 Women 86% Minorities 14% Women

The Housing Authority conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

The recommended award of the contract is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.

ATTACHMENT B

Contract Summary

Project Name: South Scattered Sites Exterior Painting Project
Location: Five scattered public housing sites in unincorporated LA County:
1320 W. 107TH Street, Los Angeles CA 90044
1221 W. Imperial Highway, Los Angeles CA 90044
1309 Imperial Highway, Los Angeles CA 90044
1336-1340 W. 105TH Street, Los Angeles CA 90044
1057 W. 106TH Street, Los Angeles CA 90044

Bid Number: CDC14-182
Bid Date: October 23, 2014
Contractor: Corral Construction & Development Inc.
Services: The scope of work includes painting of the building exterior, stucco and plaster surfaces, masonry block walls, brick surfaces, gates, entry doors, storage rooms, window and door trims, trellis, gutters and downspouts, flashings, exposed beams and rafters, light posts, mail boxes; corrugated roof replacement; gutters and downspouts installation; and exterior stair wood repairs as needed including all accessories and associated work.

Contract Documents: Part A – Instructions to Bidders and General Conditions; Part B – Specifications; Part C – Bidder's Documents, Representations, Certifications, Bid, and Other Statements of Bidder; all addenda to the Contract Documents.

Notice to Proceed and Completion: The work to be performed under this Construction Contract shall be commenced within ten (10) days after a Notice to Proceed is received by the Contractor, or on the date specified in the Notice, whichever is later, and shall be completed within sixty (60) calendar days following the required commencement date.

Liquidated Damages: In the event of breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the Housing Authority the sum of **Five Hundred Dollars and Zero Cents (\$500.00)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Owner.

Contract Sum: The Housing Authority shall pay the Contractor for the performance of the Construction Contract subject to additions and deductions by Change Order(s) as provided in the Contract Documents, in current funds, the sum of **One Hundred Fifty Four Thousand and Eighty Dollars (\$154,080)**. The Contract Sum is not subject to escalation, includes all labor and material increases anticipated throughout the duration of this Construction Contract.

Contract Contingency: **\$30,816**